

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011																										
1.0	PHA Information PHA Name: <u>Housing Authority of Greenville</u> PHA Code: <u>KY-100</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>																											
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>50</u> Number of HCV units: _____																											
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																											
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th rowspan="2" style="width: 30%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:						
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																											
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>The Housing Authority of Greenville (HAG) goal is to provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for our residents</i>																											
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>See Below for pertinent details</i>																											
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>ACOPP</i> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <i>613 Reynolds Drive, Greenville, KY 42345</i>																											
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <i>Not Applicable (N/A) none</i>																											
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																											
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																											
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																											
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <i>Not Applicable (N/A)</i>																											
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <i>See Below for pertinent comments</i>																											
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <i>See Below for pertinent comments</i>																											

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <i>See Below for Report on Meeting Mission & Goals</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <i>See Below for Definitions</i></p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Item # 5.2 Goals & Objectives

- Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for the Housing Authority of Greenville's project. In addition, the HAG will attempt during the subject Agency Plan's year to attract and retain more working families. Our goal/objective shall be to attract and retain at least one more working family than in occupancy on October 2009, when there were eight (8) working families in occupancy.
- HAG will attempt to improve living conditions by undertaking capital improvements within its financial means. Each year, to the extent that capital and operating funds are available, necessary and/or meaningful capital improvements will be undertaken. Resident input will be sought and considered in determining the items and the priority of work to be accomplished each year.
- Safe and secure housing for all HAG residents will be a continuing goal, which will be measured by applicant interest and resident satisfaction. To help facilitate knowledge and necessary improvements in this area, meetings between the members of the resident council and the Executive Director will be held at least quarterly to discuss applicable issues. The Chief or an Officer from the City of Greenville Police Department will also be invited to attend these meetings. Collectively, the HAG, its residents and the Police Department will strive to implement necessary changes, corrections and/or measures that are realistic and obtainable within the financial resources available to all parties.
- Achieve "High Performer" status (i.e., an overall PHAS score of at least 90%) within the five-year period beginning April 1, 2010. Our goal is to achieve this by raising our PHAS scores by one point on the Management and Financial indicators (from 27 points and 26, respectively scored on the FFY2007 PHAS) and two (2) points on the Physical (or 24 points scored on the FFY2007 PHAS) indicator. It also will work on reducing the vacant unit turnaround days by at least half, from the 33.78 scored on the FFY2007 PHA, during the next five-years.
- HAG will notify all applicants it offers a preference in its selection criteria for Victims of Domestic Violence and give each an opportunity to produce documentation of being a victim of domestic violence. Additionally, the HAG will not evict family members who are victims of domestic violence; but it will pursue eviction of all perpetrators of domestic violence. Additionally, HAG will, to the extent of available local resources, refer all applicants and family members who are victims of domestic violence, to local organizations who offer applicable services like counseling, legal service, medical attention, etc.

Item # 9.0 & 9.1, Housing Needs & Strategy for Addressing Housing Needs

HAG's local multifamily assisted housing competition consist of two Section 8 projects which are both newer and larger than HAG's one property, Westside Terrace (KY 100-001). HAG's property currently houses 33 extremely low-income leaseholders. Further, based on HAG's waiting list (consisting of 35 applicants, 26 [or 74%] of which are extremely low-income families/individuals), it will continue to serve the low-income applicants, regardless of income range, in Muhlenberg County. However, it does need, for its own financial well being, to house more eligible higher low-income families. Continued improvement will be made to the physical conditions of it one property, using both Operating and Capital Fund Program monies, in an attempt to attract and retain more diverse section of eligible low-income applicants, while not turning away any eligible applicant.

Item 10.0(a) Report on Meeting Mission & Goals

HAG believes it has met its Mission in the manner it has continuously housed eligible low-income families/individuals and maintained and improved living conditions for all residents. Additionally, it's progress in meeting the Five-Year Goals and Objectives are noted in BOLD print as follows:

- Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for Housing Authority of Greenville projects. In addition, the HAG will attempt during the subject Agency Plan's year to attract and retain more working families. Our goal/objective shall be to attract and retain at least one more working family than in occupancy on October 2004, when there were eleven (11) working families in occupancy. **During each of the five years, HAG has selected at least 40% of its new**

residents from its extremely low-income applicant pool. For example, during the two year period ended September 30, 2009, it selected 19 of 25 (or 76%) of it new residents from its extremely low-income applicant pool. The number of employed resident families dropped from eleven, as above, top eight (8) during the five-year period, indicative of the overall US economy. However, overall we consider this goal/objective as met.

2. *HAG will attempt to improve living conditions by undertaking capital improvements within its financial means. Each year, to the extent that capital and operating funds are available, necessary and/or meaningful capital improvements will be undertaken. Resident input will be sought and considered in determining the items and the priority of work to be accomplished each year. A number of physical improvements were made during the five-year period. Examples are the installation of new 30 year (dimensional) shingle roofs, new street lighting, improvements in drainage conditions at building # 17, trimming of some of trees and the complete replacement of the main sewer line system, including the mains, laterals and yard cleanouts. Goal/objective met!*
3. *Safe and secure housing for all HAG residents will be a continuing goal, which will be measured by applicant interest and resident satisfaction. To help facilitate knowledge and necessary improvements in this area, meetings between the members of the resident council and the Executive Director will be held at least quarterly to discuss applicable issues. The Chief of Police will also be invited to attend these meetings. Collectively, the HAG, its residents and the Police Department will strive to implement necessary changes, corrections and/or measures that are realistic and obtainable within the financial resources available to all parties. We will attempt to maintain at least a 90% RASS score on "Safety" during this five-year period. HAG is not able to assess improvement through the RASS system as it was discontinued by HUD more than a year ago; however based on separate discussions with members of the Resident Council and Officer Tommy Fauntleroy of the Greenville Police Department, HAG's property is considered a safe and secure place to live. Officer Fauntleroy indicated that his department has had very few call-outs to Westside Terrace and its main activity here is to, per request from friends of family, check on the status of certain residents. Office Fauntleroy indicated that it had been a long time since his department had made a felony arrest on HAG's property. Meetings with members of the Resident Council have been conducted from time to time during this five-year period. Goal/objective met.*
4. *Achieve "High Performer" status (i.e., an overall PHAS score of at least 90%) within the five-year period beginning April 1, 2005. Our goal is to achieve this by raising our PHAS scores by at least one (1) percent in the "Physical" and "Management" components of PHAS. On the last available PHAS, i.e., FFY2007, HAG scored 86 of 100 possible points. So HAG did not achieve this goal/objective.*
5. *Beginning in the 7th year, The HAG added a new preference in its selection criteria for Victims of Domestic Violence. In fact, the definition of those covered by "Domestic Violence" includes all those covered by the Violence Against Women's Act (VAWA) of 2005. It will use this preference as it selects new residents in the coming months and years. Additionally, the HAG will not use "domestic violence" as the reason to evict female residents, when HAG attempts to evict residents from its properties. HAG implemented the provisions of the VAWA in the summer of calendar year 2006, by offering applicants the opportunity to claim a selection preference by substantiating their status as a victim of domestic violence. Additionally, HAG posted a notice to residents and added a lease addendum to cover the protections for residents who are victims of domestic violence, while pursuing the eviction of perpetrators of such violence. However, not one applicant or resident family member has claimed the preference/privilege afforded such victims. Nevertheless, HAG considers that it has met this goal/objective.*

Item 10.0 (b) Required Definitions- Significant Amendment and Substantial Deviation/Modification

1. *The Housing Authority of Greenville (HAG) has chosen the following as its definition of Substantial Deviation from its Annual Plan:*
 - a.) *Redirection of more than 25% of its operating budget funds from any budgeted/scheduled activity to another activity or;*
 - b.) *A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, additional efforts to enhance deconcentration opportunities, changes in the basis of determining Ceiling/Flat rent amounts, etc.) that requires action on the part of the Board of Commissioners; or*
 - c.) *Increasing or decreasing the total number of HAG's employees by more than 50 % from that authorized on the April 1st of each fiscal year.*

However, NONE of these changes will be considered a Substantial Deviation IF those changes result from Government (i.e., Federal, State, or Local) actions over which the HAG exercises no control.

2. *The HAG has chosen to use the HUD definition of Significant Amendment or Modification. Specifically, it will consider the following to be such modifications/amendments:*
 - a.) *Changes to rent or admission policies or organization of its waiting list.*
 - b.) *Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) or change in the use of the replacement reserve funds under a Capital Funds Program Grant.*
 - c.) *Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.*

However, NONE of these changes will be considered Substantial Amendments/Modifications IF those changes result from Government (i.e., Federal, State, of Local) actions over which the HAG exercises no control.